

MINUTES
STATE BUILDING COMMISSION
February 11, 2021

The State Building Commission met this day at 11:00 a.m. in House Hearing Room III of the Cordell Hull State Office Building, Nashville, Tennessee, with the following members and Departments present. Speaker Sexton called the meeting to order at 11:03 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

Randy McNally, Lieutenant Governor
Vice-Chairman Cameron Sexton, Speaker of the House of Representatives
David Lillard, State Treasurer
Tre Hargett, Secretary of State
Jason Mumpower, Comptroller of the Treasury
Butch Eley, Commissioner, Department of Finance and Administration

MEMBERS ABSENT

Chairman Bill Lee, Governor

ORGANIZATION

- East Tennessee State University
- Department of Education
- Department of General Services
- State Building Commission

PRESENTER

President Brian Noland
Executive Director Josh Mason
Deputy Commissioner John Hull
State Architect Ann McGauran

CONSENT AGENDA

Approved the following items which had been reviewed and recommended for approval by Commission staff:

1. Agency: **Austin Peay State University**
Project Title: Dunn Center HVAC & Electrical Modernization
SBC Project No: 373/003-04-2020
Requested Action: Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor

2. Agency: **Tennessee Board of Regents / Tennessee State University**
Project Title: Agriculture Food Science Research Facility
SBC Project No: 166/001-12-2018
Requested Action: Approval of a revision in project budget and funding

3. Agency: **East Tennessee State University**
Project Title: Main Campus Primary Electrical Service Upgrade
SBC Project No: 369/005-04-2020
Requested Action: Approval of a Utility Grant

4. Agency: **Department of Environment & Conservation**
Project Title: Harrison Bay State Park Marina Fuel Pier
SBC Project No: 126/048-01-2017
Requested Action: Approval of a revision in project scope and of an Early Design Phase presentation as recommended by the State Architect

5. Agency: **Department of General Services**
Project Title: R.S. Gass State Laboratory Renovations
SBC Project No: 406/003-01-2016
Requested Action: Approval of a revision in project funding

6. Agency: **Department of General Services**
Project Title: MH Pre-Arrest Diversion Infrastructure Grant – Morgan County Government (MCG)
SBC Project No: 529/000-02-2020
Requested Action: Approval of an amendment to the grant contract

EAST TENNESSEE STATE UNIVERSITY

East Tennessee State University, Johnson City, Washington County, Tennessee

Requested Action: **Approval of a revision in project budget and funding**

Project Title: College of Medicine – Building #2 Renovation

Project Description: Renovation of space in Building #2 - first floor for new programs of Doctorate in Occupational Therapy and Masters of Science in Prosthetics and Orthotics. First floor renovation will provide offices, classrooms, and labs to meet the academic program requirements while upgrading the building systems in the space.

SBC Number: 369/005-06-2020

Total Project Budget: \$4,000,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$3,000,000.00	\$1,000,000.00	\$4,000,000.00	Plant Funds (Non-Aux) (A)
Original Project Budget:	\$3,000,000.00			
Change in Funding:		\$1,000,000.00		
Revised Project Budget:			\$4,000,000.00	

Comment: An increase in funding is needed to offset changes in market conditions, increases in projected material cost attributed to the COVID pandemic, and refined project scope to address infrastructure needed to support the specialized and unique needs for Prosthetics and Orthotics. The designer estimate was higher than the bid target resulting in the increased funding request. Design fees will also increase due to the increase in construction cost.

Previous Action: 08/13/2020 SBC Approved project and to select a designer
 09/21/2020 SBC Approved designer selection (Clark Nexsen, Inc.)

Minutes: 02/11/2021 SBC Approved a revision in project budget and funding

DEPARTMENT OF EDUCATION

Tennessee School for the Blind, Nashville, Davidson County, Tennessee

Requested Action: Approval of a revision in project scope and of a revised Early Design Phase presentation as recommended by the State Architect

Project Title: TSB Centralized Operations Building

Project Description: Construct a new support facility, ~~repurpose Building 14, demolish Buildings 16 and 17, renovate Building 16,~~ and all required related work.

SBC Number: 168/005-01-2017

Total Project Budget: \$4,870,000.00

Source of Funding: \$4,870,000.00 17/18 CurrFunds-CapImp (A)

Comment: A change in scope is requested in order to bring the design within the established bid target by renovating Building 16, removing the demolition of Buildings 16 and 17, and removing the re-purposing of Building 14 while maintaining agency programmatic needs. The initial design called for the demolition of Building 16 and the construction of a single, standard construction brick veneer building with custom metal panels and brick details to house the Resource Center, Maintenance, and Procurement operations of the facility. The new design will significantly renovate Building 16 to house the Resource Center and construct a manufactured metal building with a reduced footprint to house the Procurement and Maintenance operations. The agency will evaluate the use of Buildings 14 and 17 and address operational needs as appropriate in a future budget request.

Previous Action: 07/13/2017 SBC Approved project and to select designer
07/27/2017 ESC Approved designer selection (Kline Swinney Associates)
12/13/2018 SBC Approved the EDP as presented by Kline Swinney Associates

Minutes: 02/11/2021 SBC Commissioner Eley asked for confirmation of the plans regarding buildings 16 and 17 that were originally planned for demolition. Mr. Josh Mason replied that originally the buildings were scheduled to be demolished but due to budget constraints the department will use the buildings for storage and may come back in a few years for the demolition. State Architect Ann McGauran clarified that building 16 is being renovated as part of this project and building 17 is the building that may be demolished in the future.

Speaker Sexton asked for clarification on the plans for building 16. State Architect McGauran stated that the scope for demolition of building 16 is being removed so that it can instead be renovated as part of this project. Building 17 is the maintenance/storage building. Building 14 is the building that was being renovated and part of the project, but will now stay as is as after the braille book program which is operating in that building is relocated to the renovated Building 16. Mr. Mason stated that as the department considers how COVID has

impacted the campus they may have different uses for that building in the future.

Commissioner Eley thanked Mr. Mason for the clarification and stated that the Commission wanted to make sure they weren't creating a future need for substantial additional dollars to renovate instead of going ahead and taking care of all known work now and asked Mr. Mason if the department sees a need for future additional funding. Mr. Mason replied no.

The Commission approved a revision in project scope and a revised EDP presentation as recommended by the State Architect.

DEPARTMENT OF GENERAL SERVICES

State Capitol, Nashville, Davidson County, Tennessee

Requested Action: **Approval of a revision in project budget and funding, and to award construction contract to the Best Value proposer**

Project Title: Landscape Upgrades and Retaining Wall Repairs

Project Description: Repair and reconfigure various site fixtures of the Capitol grounds master plan and repair and stabilization of the existing stone retaining walls along Eakin Weakly Drive.

SBC Number: 529/005-01-2013

Total Project Budget: \$6,780,000.00

Source of Funding:	Original	Change	Revised			
	\$3,800,000.00	\$ 0.00	\$3,800,000.00	13/14	FRF CurrFunds-CapMaint	(A)
	380,000.00	0.00	380,000.00	13/14	FRF CurrFunds-CapMaint	(A)
	100,000.00	0.00	100,000.00	13/14	CurrFunds-CapImp	(A)
	0.00	2,500,000.00	2,500,000.00		FRF Reserves	(R)
Original Project Funding:	\$4,280,000.00					
Change in Funding:		\$2,500,000.00				
Revised Project Budget:			\$6,780,000.00			

Comment: Three bids were received on Wednesday, October 7, 2020. Tradesman Group, Inc. submitted the lowest bid and has been deemed the Best Value proposer. The work of this project includes the repair and stabilization of the retaining wall along Eakin Weakly Drive (west side of the Capitol) as well as the repair and reconfiguration of the Jackson Garden limestone pavers; bronze handrails on the north, south, east, and west, steps to the Capitol; iron gates at the southeast and southwest corners along Martin Luther King, Jr. Blvd; new Cordell Hull and 6th Avenue upper steps on the east side of the Capitol; new grand steps on the north side of the Capitol; new bench at Polk Tomb; new cobblestone pavers at 6th Avenue crossing; ADA access path from the Capitol to the Jackson Garden; and general maintenance to existing handrails, landscaping and irrigation on the site. Additional funding is being requested to award a construction contract for the base bid and one alternate (the ADA ramp). The increase in project budget is due to construction cost increases in the Nashville area over the past eight years.

There will be no additional designer fees.

Previous Action: 09/12/2013 SBC Approved project designer and utilizing Best Value

Minutes: 02/11/2021 SBC Lieutenant Governor McNally asked if this includes the steps on the West side. Deputy Commissioner John Hull replied that it does include steps on the side by the old Library & Archives building. State Architect McGauran stated that it will include a set of steps from the front door of Cordell Hull and a set of steps going down towards the Andrew Johnson Building.

Lieutenant Governor McNally asked when work would commence. Deputy Commissioner Hull stated that they expect to be started around May 1st with the contractor taking six to seven months to complete the work.

The Commission approved a revision in project budget and funding and awarding a construction contract to the Best Value proposer (Tradesman Group, Inc.).

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on January 14, 2021.

SBC Policy & Procedures

- 1) Approved the following policy revision for:

SBC Policy Item 2.01F.2: Deletion of “As to the University of Tennessee, the Executive Director of the Office of Capital Projects” and replacement with “As to the University of Tennessee, the Assistant Vice President of Capital Projects”.

Report of Items Approved by Office of the State Architect

- **Change Orders** which result in a net aggregate increase or decrease in excess of 10% of the original contract sum, or which exceed an individual change order item in an amount in excess of \$500,000 (in accordance with Item 6.04(C)(3) of the *SBC By-Laws, Policy & Procedures*)

1) State Procurement Agency:	TN Board of Regents	User Agency:	TCAT Hohenwald
Location:	Hohenwald, Tennessee		
Project Title:	TCAT Roof Repairs/Replacement		
SBC Project No:	166/000-02-2017	Approval Date:	12/17/2020
Designer:	Adkisson & Adkisson Arch, Inc.	Contractor:	Maxwell Roofing & Sheet Metal, Inc.
Construction Completion %:	99%	Targeted Substantial Completion:	09/17/2020
Change Order No.	4	Comment: Added Scope	
Change Order Amount:	\$35,717.69	This change order provides for the replacement of the existing gutter, fascia, and downspouts where the connector canopy terminates and provide new.	
Change Order Percentage:	9.35%		
Cumulative Percentage:	18.61%		
<u>Approved Project Funding</u>		<u>After This Change Order</u>	
Original Bid Target:	\$382,000.00	Revised Contract Amount:	\$453,088.60
Base Contract Amount:	\$382,000.00	Remaining Undedicated Funds:	\$411.40
Contingency:	\$71,500.00		

2) **State Procurement Agency:** TN Board of Regents
Location: Dickson, Tennessee
Project Title: Auto/HVACR
SBC Project No: 166/000-04-2013
Designer: Johnson Johnson
 Crabtree Arch

Construction Completion %: 95%
Change Order No. 9
Change Order Amount: \$16,782.94
Change Order Percentage: 1.54%
Cumulative Percentage: 11.48%

Approved Project Funding

Original Bid Target: \$1,093,325.00
Base Contract Amount: \$1,093,325.00
Contingency: \$140,500.00

3) **State Procurement Agency:** TN Board of Regents
Location: Dickson, Tennessee
Project Title: Auto/HVACR
SBC Project No: 166/000-04-2013
Designer: Johnson Johnson
 Crabtree Arch

Construction Completion %: 97%
Change Order No. 10
Change Order Amount: \$25,489.00
Change Order Percentage: 2.33%
Cumulative Percentage: 13.81%

Approved Project Funding

Original Bid Target: \$1,093,325.00
Base Contract Amount: \$1,093,325.00
Contingency: \$140,500.00

4) **State Procurement Agency:** TN Board of Regents
Location: Cleveland, Tennessee
Project Title: Campus Revitalization
SBC Project No: 166/013-01-2018
Designer: Barber McMurry Arch

Construction Completion %: 73%
Change Order No. 20
Change Order Amount: \$645,846.06
Change Order Percentage: 3.31%
Cumulative Percentage: 3.43%

Approved Project Funding

Original Bid Target: \$19,536,477.91
Base Contract Amount: \$19,536,477.91
Contingency: \$1,033,522.09

User Agency: TCAT Dickson MP2

Approval Date: 12/16/2020
Contractor: Fellowship Construction Inc.

Targeted Substantial Completion: 12/29/2020

Comment: Hidden Conditions/Added Scope

This change order addresses the need to replace faulty isolation water valves that were discovered. This work also includes programmatic needs to add some electrical service, relocate sprinkler heads, and add marker boards.

After This Change Order

Revised Contract Amount: \$1,218,837.10
Remaining Undedicated Funds: \$14,987.90

User Agency: TCAT Dickson MP2

Approval Date: 12/16/2020
Contractor: Fellowship Construction Inc.

Targeted Substantial Completion: 02/04/2021

Comment: Added Scope

This change order addresses the campus's need to create a storefront wall and door at the Student Services area for security reasons.

After This Change Order

Revised Contract Amount: \$1,244,326.10
Remaining Undedicated Funds: \$0.00

User Agency: Cleveland State Community College

Approval Date: 12/21/2020
Contractor: Hoar Construction, Inc.

Targeted Substantial Completion: 09/05-2021

Comment: Added Scope

This change order provides for cabling, audio visual, access control, and video surveillance to the project. Schedule is increased by 30 days for this work.

After This Change Order

Revised Contract Amount: \$20,206,229.00
Remaining Undedicated Funds: \$363,771.00

- 5) **State Procurement Agency:** TN Technological Univ. **User Agency:** TN Technological University
Location: Cookeville, Tennessee
Project Title: Capitol Quad Steam Line Replacement
SBC Project No: 364/011-01-2018 **Approval Date:** 01/21/2021
Designer: Maffett Loftis Eng **Contractor:** Sergio & Sons Construction
Construction Completion %: 99% **Targeted Substantial Completion:** 09/07/2020
Change Order No. 5 **Comment: Unavoidable Delays**
Change Order Amount: \$13,931.02 This change order addresses the need to replace damaged pipe insulation in an underground steam tunnel that was subject to flooding. 50 days have been added to the schedule.
Change Order Percentage: 1.7%
Cumulative Percentage: 13.6%
Approved Project Funding
Original Bid Target: \$1,600,000.00 **After This Change Order**
Base Contract Amount: \$834,950.00 **Revised Contract Amount:** \$948,218.05
Contingency: \$160,000.00 **Remaining Undedicated Funds:** \$892,957.98
- 6) **State Procurement Agency:** University of Memphis **User Agency:** University of Memphis
Location: Memphis, Tennessee
Project Title: Multiple Buildings Roof Replacements
SBC Project No: 367/007-12-2019 **Approval Date:** 12/22/2020
Designer: Evans Taylor Foster Childress **Contractor:** B Four Plid
Construction Completion %: 74% **Targeted Substantial Completion:** 04/07/2021
Change Order No. 5 **Comment: Hidden Conditions**
Change Order Amount: \$89,836.03 This change order accommodates the need to replace the soffits and ceilings that were impacted by a deteriorated metal roof deck. Schedule has been increased by 30 days.
Change Order Percentage: 7.3%
Cumulative Percentage: 18.1%
Approved Project Funding
Original Bid Target: \$2,456,000.00 **After This Change Order**
Base Contract Amount: \$1,233,973.00 **Revised Contract Amount:** \$1,457,177.01
Contingency: \$244,000.00 **Remaining Undedicated Funds:** \$983,933.21
- 7) **State Procurement Agency:** STREAM **User Agency:** Dept. of Environment & Conservation
Location: Statewide, Tennessee
Project Title: CCC Cabin Renovation – Pickett State Park
SBC Project No: 126/000-03-2015 **Approval Date:** 01/11/2021
Designer: Sparkman Assoc Arch **Contractor:** Burwil Construction Company, Inc.
Construction Completion %: 71% **Targeted Substantial Completion:** 09/04/2020
Change Order No. 8 **Comment: Error**
Change Order Amount: (\$16,440.00) This change order is a credit back to the project for a portion of exterior painting with unacceptable workmanship because the agency felt that their maintenance team could monitor and do a better job repainting when required.
Change Order Percentage: (1.59%)
Cumulative Percentage: 18.97%
Approved Project Funding
Original Bid Target: \$3,014,000.00 **After This Change Order**
Base Contract Amount: \$1,034,000.00 **Revised Contract Amount:** \$1,230,164.47
Contingency: \$301,410.70 **Remaining Undedicated Funds:** \$105,246.23

- 8) **State Procurement Agency:** STREAM **User Agency:** Dept. of Environment & Conservation
Location: Statewide, Tennessee
Project Title: CCC Cabin Renovation – Pickett State Park
SBC Project No: 126/000-03-2015 **Approval Date:** 01/21/2021
Designer: Sparkman Assoc Arch **Contractor:** Burwil Construction Company, Inc.
Construction Completion %: 98% **Targeted Substantial Completion:** 02/28/2021
Change Order No. 9 **Comment: Omission**
Change Order Amount: \$12,122.48 This change order is for the addition of new plywood subfloor for cabins 1 and 4. This work adds 34 days to the schedule.
Change Order Percentage: 1.17%
Cumulative Percentage: 20.14% **After This Change Order**
Approved Project Funding
Original Bid Target: \$3,014,000.00
Base Contract Amount: \$1,034,000.00 **Revised Contract Amount:** \$1,242,686.95
Contingency: \$301,410.70 **Remaining Undedicated Funds:** \$105,246.23
- 9) **State Procurement Agency:** STREAM **User Agency:** Dept. of Environment & Conservation
Location: Statewide, Tennessee
Project Title: CCC Cabin Renovation – Chickasaw & Cumberland
SBC Project No: 126/000-03-2015 **Approval Date:** 01/07/2021
Designer: Sparkman Assoc Arch **Contractor:** King Construction Group
Construction Completion %: 82% **Targeted Substantial Completion:** 10/14/2021
Change Order No. 17 **Comment: Hidden Conditions/Codes**
Change Order Amount: \$159,430.49 This change order accommodates the need to address code requirements by providing additional receptacles in the CCC cabins 1,2,3,4, and 6. This work also includes the discovery of deterioration and resultant need to replace wood piers, joists, and flooring in CCC cabin 5, and the need to replace deteriorated logs in CCC cabin 1. No additional days in schedule will occur.
Change Order Percentage: 3.73% **After This Change Order**
Cumulative Percentage: 59.74%
Approved Project Funding
Original Bid Target: \$5,006,000.00
Base Contract Amount: \$4,270,000.00 **Revised Contract Amount:** \$6,821,199.21
Contingency: \$1,882,680.26 **Remaining Undedicated Funds:** \$867,989.21
- 10) **State Procurement Agency:** STREAM **User Agency:** Department of Correction
Location: Memphis, Tennessee
Project Title: MLTC Food Service Upgrades
SBC Project No: 140/005-01-2018 **Approval Date:** 01/21/2021
Designer: Spirit Architecture **Contractor:** Smith Doyle Contractors
Construction Completion %: 30% **Targeted Substantial Completion:** 08/13/2021
Change Order No. 6 **Comment: Schedule Modifications**
Change Order Amount: \$27,618.61 This change order provides for the propane tank anchors at grade, running necessary gas lines, and Kitchens To Go vendor to complete their initial setup and training. This includes an addition of 16 days to the schedule.
Change Order Percentage: 2.26% **After This Change Order**
Cumulative Percentage: 29.94%
Approved Project Funding
Original Bid Target: \$2,000,000.00
Base Contract Amount: \$1,219,800.00 **Revised Contract Amount:** \$1,584,961.63
Contingency: \$200,000.00 **Remaining Undedicated Funds:** \$752,348.74

- 11) **State Procurement Agency:** STREAM **User Agency:** Department of Correction
Location: Clifton, Tennessee
Project Title: SCCF Heating System Replacement
SBC Project No: 142/018-01-2010 **Approval Date:** 01/21/2021
Designer: SSR, Inc. **Contractor:** BESCO
Construction Completion %: 95% **Targeted Substantial Completion:** 03/15/2021
Change Order No. 11 **Comment: Hidden Conditions**
Change Order Amount: \$19,398.92 This change order is for the replacement of one heating loop pump that was found to be not functional. 21 day extension of time is added to the schedule.
Change Order Percentage: .32%
Cumulative Percentage: 10.65% **After This Change Order**
Approved Project Funding
Original Bid Target: \$7,725,000.00
Base Contract Amount: \$6,067,973.00 **Revised Contract Amount:** \$6,713,943.01
Contingency: \$775,300.00 **Remaining Undedicated Funds:** \$1,921,088.93
- 12) **State Procurement Agency:** STREAM **User Agency:** Department of Military
Location: Milan, Tennessee
Project Title: VTS-Milan Sanitary Sewer
SBC Project No: 368/031-04-2018 **Approval Date:** 12/22/2020
Designer: Goodwyn, Mills & Cawood **Contractor:** Marbury Construction Co. LLC
Construction Completion %: 48% **Targeted Substantial Completion:** 02/16/2021
Change Order No. 1 **Comment: Omission/Value Added**
Change Order Amount: \$138,570.00 This change order provides for connecting the cantonment area and building I-9 to the new sanitary sewer line that is being installed. This work also includes a credit back to the project for not performing direct bore, but instead executing an open cut type excavation. An additional 120 days have been added to the schedule.
Change Order Percentage: 12%
Cumulative Percentage: 12% **After This Change Order**
Approved Project Funding
Original Bid Target: \$1,136,860.75
Base Contract Amount: \$1,136,860.75 **Revised Contract Amount:** \$1,275,430.75
Contingency: \$416,089.25 **Remaining Undedicated Funds:** \$416,089.25
- 13) **State Procurement Agency:** STREAM **User Agency:** Department of General Services
Location: Statewide, Tennessee
Project Title: Building Security Upgrades
SBC Project No: 529/000-04-2016 **Approval Date:** 12/22/2020
Designer: SRMC **Contractor:** Eye in the Sky
Construction Completion %: 80.5% **Targeted Substantial Completion:** 01/30/2021
Change Order No. 14 **Comment: Codes/Error**
Change Order Amount: \$296,108.50 This change order addresses the need for expanded upgrades to egress doors brought forth by the State Fire Marshall during onsite inspection to an area that was believed to be outside the scope of work, and to provide additional painting in a stairwell. Schedule is increased by 313 days.
Change Order Percentage: 12.85%
Cumulative Percentage: 26.70% **After This Change Order**
Approved Project Funding
Original Bid Target: \$3,359,996.00
Base Contract Amount: \$2,304,135.00 **Revised Contract Amount:** \$2,919,284.46
Contingency: \$335,999.00 **Remaining Undedicated Funds:** \$818,079.41

14) State Procurement Agency:	STREAM	User Agency:	Department of General Services
Location:	Nashville, Tennessee		
Project Title:	Women's Residential Recovery Court Renovations		
SBC Project No:	529/021-01-2019	Approval Date:	01/12/2021
Designer:	Mackie Shanks Arch	Contractor:	Orion Building Corp
Construction Completion %:	85%	Targeted Substantial Completion:	01/25/2021
Change Order No.	3	Comment: Added Scope	
Change Order Amount:	\$4,301.12	This change order provides for six new interior doors to replace 6 damaged that will now match the renovated space.	
Change Order Percentage:	.69%		
Cumulative Percentage:	19.58%		
<u>Approved Project Funding</u>		<u>After This Change Order</u>	
Original Bid Target:	\$887,189.61		
Base Contract Amount:	\$613,050.00	Revised Contract Amount:	\$733,133.05
Contingency:	\$86,310.39	Remaining Undedicated Funds:	\$306,725.55

Initial and Revised Approvals of Capital Projects

- Reported the following four capital projects with total project cost of \$100,000 - \$500,000 in accordance with Item 2.04(A)(2) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** Tennessee Board of Regents / Volunteer State Community College
Location: Gallatin, Tennessee
Project Title: Parking Lot Repairs
Project Description: Repair segments of asphalt street and parking lots and concrete sidewalks across campus.
SBC Project No. 166/025-01-2021
Total Project Budget: \$180,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and to select a designer
Approval Date: 01/16/2021

 - 2) **State Procurement Agency:** Tennessee Technological University
Location: Smithville, Tennessee
Project Title: Craft Center Housing Roof Replacements
Project Description: Replace roofs on five housing units (A,B,C,D, Mgrs. Residence). The scope of work will include roof replacement, repair or replace flashing, decking, coping, guttering, soffit, siding and other roof components as needed.
SBC Project No. 364/031-01-2021
Total Project Budget: \$350,000.00
Source of Funding: Plant Funds (Aux-Housing) (A)
Approval: Approved project and to select a designer
Approval Date: 01/21/2021

- 3) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Hodges Library – UT Press
Project Description: This project will renovate a section of stack and study space on the 3rd floor of the Hodges Library, creating general office space and a conference room. Renovations will include mechanical, electrical, lighting, fire alarm systems, ADA improvements, and IT.
- SBC Project No.** 540/009-02-2021
Total Project Budget: \$200,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project utilizing Campus Consultant for design and Campus Resources and System Procurement for construction
Approval Date: 01/25/2021
- 4) **State Procurement Agency:** STREAM / Department of Military
Location: Milan, Tennessee
Project Title: Cantonment Area Emergency Generator
Project Description: Install a new generator, fuel storage tank, conduit, conductors, switches, and all required related work.
- SBC Project No.** 368/031-01-2020
Total Project Budget: \$170,000.00
Source of Funding: Federal Funds (NGB) (F)
Approval: Approved a revision in project funding (adds construction funding, no change in project budget)
Approval Date: 01/20/2021

Approvals of Revisions to Existing Capital Projects

- Reported the following two approvals of a revision in funding for capital project (no change in total project budget) in accordance with Item 2.04(B)(2) of the *SBC By-Laws, Policy & Procedures*:
- 1) **State Procurement Agency:** STREAM / Department of Military
Location: Smyrna, Tennessee
Project Title: Smyrna Open Bay Barracks
Project Description: Construct a one-story open bay barracks to include finishes, latrines, showers, laundry, office, and support space, mechanical and electrical systems, ADA compliant stairs and ramp, parking, and all required related work.
- SBC Project No.** 361/079-03-2018
Total Project Budget: \$1,458,040.00
Source of Funding: Federal (NGB) (F)
Approval: Approved a revision in project funding (decrease in MACC, increase in Admin & Misc)
Approval Date: 01/25/2021

- 2) **State Procurement Agency:** Tennessee Technological University
Location: Cookeville, Tennessee
Project Title: Dixie Avenue Steam Line Replacement
Project Description: Replace the steam line and condensate lines which cross Dixie Avenue in front of the University Services Building.
SBC Project No. 364/011-05-2019
Total Project Budget: \$430,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved a revision in project funding (increase in MACC, decrease in Admin & Misc)
Approval Date: 01/14/2021

Approvals of Acquisitions and Disposals of State Property

- Reported the following acquisition of land in accordance with Item 2.04(E)(1) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** Austin Peay State University
Transaction Description: Transaction No. 20-12-013
Location: Austin Peay State University
 Montgomery County – .659 +/- acres – Beech Drive, Clarksville, TN
Owner(s): Thomas N. Bateman
Estimated Purchase Price: Fair Market Value
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved an acquisition in fee, with waiver of advertisement and one appraisal
Approval Date: 01/25/2021

Report of Items Submitted to the SBC

- Designer Additional Services** for when an individual project exceeds 20% of the designer's fee for basic services, or when an individual additional services approval amount exceeds \$100,000 (in accordance with Item 6.08 of the *SBC By-Laws, Policy & Procedures*)
 - 1) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Engineering Services Facility
SBC Project No. 540/009-05-2016
Designer: McCarty Holsaple McCarty
Amount: \$50,230.00
Explanation: This ASR is to provide performance verification of the contractor's HVAC, plumbing and electrical work, training of these systems with building maintenance, and coordination services with the signage vendor on signage requirements, signage drawings, review and delivery of the final signage package, overseeing installation and scheduling, and coordination with the general contractor concerning installation, all of which are basic needs of this project. These services also include agency impacted design changes to the nuclear security access and nuclear lab 13.
Approval Date: 01/20/2021
OSA Receipt Date: 01/21/2021

- 2) **State Procurement Agency:** University of Tennessee Health Science Center
Location: Memphis, Tennessee
Project Title: Dentistry Faculty Practice/Research Building
SBC Project No. 540/013-01-2016
Designer: Fleming Associates Architects, PC
Amount: \$59,959.50
Explanation: This ASR is for the hiring of a third party, by the designer, for materials and construction testing.
Approval Date: 01/21/2021
OSA Receipt Date: 01/21/2021
- 3) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Chapel Hill, Tennessee
Project Title: Henry Horton Restaurant and Visitor Center
SBC Project No. 126/051-02-2017
Designer: Tinker Ma
Amount: \$7,440.00
Explanation: This ASR provides for laser-scanning and modeling services in order to document sufficiently the old restaurant building which will be renovated.
Approval Date: 01/08/2021
OSA Receipt Date: 01/11/2021
- 4) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Chapel Hill, Tennessee
Project Title: Henry Horton Restaurant and Visitor Center
SBC Project No. 126/051-02-2017
Designer: Tinker Ma
Amount: \$59,647.00
Explanation: This ASR is to include the renovation of the old restaurant into the main project.
Approval Date: 01/19/2021
OSA Receipt Date: 01/19/2021
- 5) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Burns, Tennessee
Project Title: Montgomery Bell State Park Inn Renovation
SBC Project No. 126/054-01-2017
Designer: EOA
Amount: \$13,949.00
Explanation: This ASR addresses the need to provide design services for a boiler room equipment replacement including some associated equipment and piping.
Approval Date: 01/08/2021
OSA Receipt Date: 01/11/2021

Other Business

There being no further business, the meeting adjourned at 11:14 a.m.

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AUSTIN PEAY STATE UNIVERSITYAustin Peay State University, Clarksville, Montgomery County, Tennessee

Requested Action: Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor

Project Title: Dunn Center HVAC & Electrical Modernization

Project Description: Replace HVAC system and modernize controls, electrical distribution, and all related work.

SBC Number: 373/003-04-2020

Total Project Budget: \$3,295,000.00

Source of Funding: \$3,295,000.00 20/21 CurrFunds-CapMaint (MP) (A)

Comment: Six proposals were received on December 6, 2020. The Notice of Intent to award was sent on January 14, 2021 naming Barton Malow as the best evaluated proposer. The protest period expired on January 20, 2021. No protests were received.

Previous Action: 08/13/2020 SBC Approved project and to select a designer utilizing CM/GC
08/31/2020 ESC Approved designer selection (Smith Seckman Reid, Inc.)

Minutes: 02/11/2021 SBC Approved awarding a contract to the best evaluated proposer for a CM/GC (Barton Malow)

TENNESSEE BOARD OF REGENTSTennessee State University, Nashville, Davidson County, Tennessee

Requested Action: Approval of a revision in project budget and funding

Project Title: Agriculture Food Science Research Facility

Project Description: Construct an Agriculture Food Science Research Facility.

SBC Number: 166/001-12-2018

Total Project Budget: \$10,850,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$10,500,000.00	\$350,000.00	\$10,850,000.00	Federal Funds (USDA)	(F)
Original Project Budget:	\$10,500,000.00				
Change in Funding:		\$350,000.00			
Revised Project Budget:			\$10,850,000.00		

Comment: When the project was originally bid, bids came in significantly over budget. After review, it was determined that additional funding would be required even with a redesign of the project. The redesign preserves the majority of the exterior and interior features of the original design as well as the original program. The project will rebid with the revised design and additional funding. The current plan is for the project to complete in June 2022 before the grant expiration in August 2022. There will be no additional designer fees.

Previous Action:

12/13/2018	SBC	Approved project
01/28/2019	ESC	Approved designer selection (Tuck Hinton Architects)
11/14/2019	SBC	Approved utilizing Best Value
12/12/2019	SBC	Approved revision in project budget
02/13/2020	SBC	Approved EDP and revision in project funding

Minutes: 02/11/2021 SBC Approved a revision in project budget and funding

EAST TENNESSEE STATE UNIVERSITYEast Tennessee State University, Johnson City, Washington County, Tennessee**Requested Action:** Approval of a Utility Grant**Project Title:** Main Campus Primary Electrical Service Upgrade**Project Description:** Upgrades to the electrical system including construction of two additional primary electrical feeds. Repairs and replacement of switchgear; replacement of variable speed drives; and all related work.**SBC Number:** 369/005-04-2020**Total Project Budget:** \$3,300,000.00**Source of Funding:** \$3,300,000.00 20/21 CurrFunds-CapMaint (MP) (A)**Comment:** The Utility Grant for \$2,034,518.00 will be to the Johnson City Energy Authority dba BrightRidge to cover the cost of adding two additional primary electrical feeds to campus. The standard electric rates will apply to electricity provided through this extension to address Policy 16.01.C.6.**Previous Action:** 08/13/2020 SBC Approved project and to select a designer**Minutes:** 02/11/2021 SBC Approved a Utility Grant

DEPARTMENT OF ENVIRONMENT & CONSERVATIONHarrison Bay State Park, Harrison, Hamilton County, Tennessee

Requested Action: Approval of a revision in project scope and of an Early Design Phase presentation as recommended by the State Architect

Project Title: Harrison Bay State Park Marina Fuel Pier

Project Description: ~~Replacement of a marina~~ Renovate the floating fuel pier including a marina shop system, fuel dispensers and controls, marina electrical and water services, restroom and pump station, and all required related work.

SBC Number: 126/048-01-2017

Total Project Budget: \$1,370,000.00

Source of Funding: \$1,370,000.00 17/18 CurrFunds-CapMaint (MP) (A)

Comment: This request changes scope to demolish and replace existing floating fuel pier including marina shop.

Delivery method has been changed from Best Value to Design Bid Build as it was determined the work did not require a specialized General Contractor to oversee the work.

This structure is less than 50 years old and does not require review by the Tennessee Historical Commission.

Previous Action: 07/13/2017 SBC Approved project and to select designer and utilizing Best Value
07/27/2017 ESC Approved designer selection (March Adams & Associates Inc)

Minutes: 02/11/2021 SBC Approved a revision in project scope and an EDP presentation as recommended by the State Architect

DEPARTMENT OF GENERAL SERVICESR.S. Gass Laboratory, Nashville, Davidson County, Tennessee**Requested Action:** Approval of a revision in project funding**Project Title:** R.S. Gass State Laboratory Renovations**Project Description:** Interior upgrades including ADA, LED lighting, interior finishes, and all related work.**SBC Number:** 406/003-01-2016**Total Project Budget:** \$4,268,000.00

Source of Funding:	\$3,550,000.00	15/16	FRF CurrFunds-CapMaint	(A/R)
	410,800.00	15/16	FRF CurrFunds-CapMaint (Empower)	(A/R)
	307,200.00	2015	G.O. Bonds (Empower)	(A)

Comment: This building is occupied by the Department of Health. A revision in project funding is requested to reallocate funds from Commissioning to Construction in order to address the costs associated with remediation of mold discovered during construction. The funding being reallocated will not negatively impact the payback of the Empower funds.

	Est. Annual Savings	Est. Simple Payback
Project	\$129,500	4-6 years
Existing Building Commissioning	\$ 73,300	1-2 years
LED Lighting & Controls	\$ 56,200	8-9 years

Previous Action: 01/14/2016 SBC Approved project and to select designer and utilizing Best Value
01/25/2016 ESC Approved designer selection (Gobbell Hayes Partners)
05/20/2019 ESC Approved a revision in funding in order to award a contract

Minutes: 02/11/2021 SBC Approved a revision in project funding

DEPARTMENT OF GENERAL SERVICESStatewide, Tennessee

Requested Action: Approval of an amendment to the grant contract

Project Title: MH Pre-Arrest Diversion Infrastructure Grant – Morgan County Government (MCG)

Project Description: Capital grant awarded to MCG for the acquisition of property located at 203 North Maiden Lane, Wartburg, TN for use as part of MCG's pre-arrest diversion programs.

SBC Number: 529/000-02-2020

Total Project Budget: \$500,000.00

Source of Funding: \$500,000.00 19/20 CurrFunds-CapImp (A)

Comment: This is a grant in support of the Department of Mental Health and Substance Abuse Services. An amendment to Attachment A of the grant is requested to reflect the intended general nature of the overall renovation and construction work to be performed at the property.

Previous Action: 03/12/2020 SBC Approved grant

Minutes: 02/11/2021 SBC Approved an amendment to the grant contract

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State